

Growth Concept Map

Legend

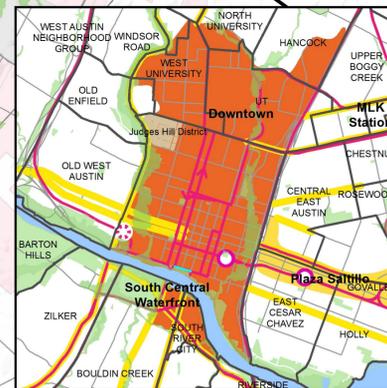
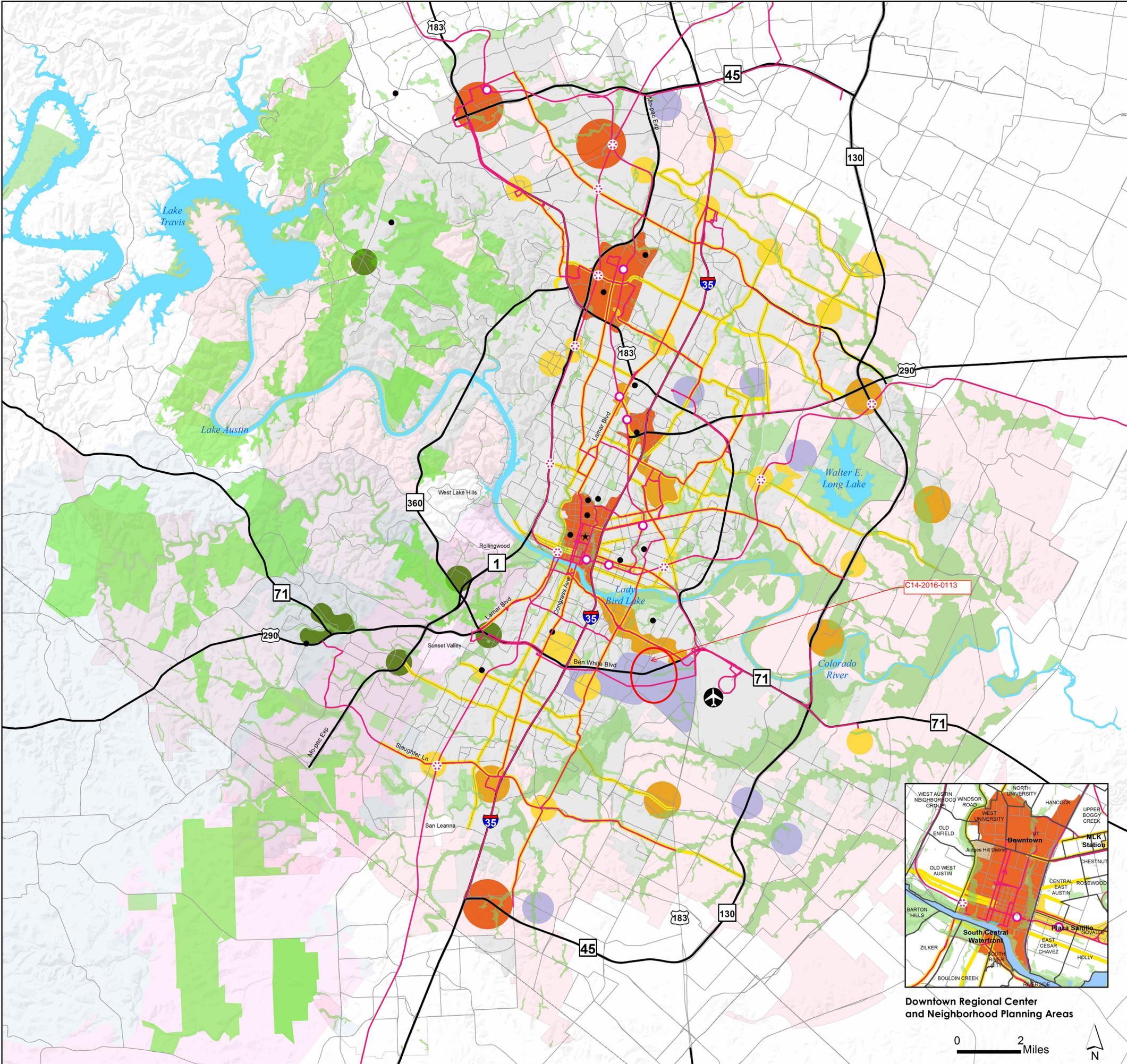
-  Regional Center
-  Town Center
-  Neighborhood Center
-  Activity Corridor
-  Activity Centers for Redevelopment in Sensitive Environmental Areas
-  Job Center
-  Current Open Space
-  Future Open Space
-  Barton Springs Contributing Zone
-  Barton Springs Recharge Zone
-  College/University

Transportation

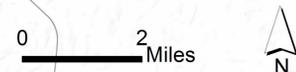
-  High Capacity Transit Stop
-  Proposed High Capacity Transit Stop
-  High Capacity Transit
-  Highway
-  Other Streets

Boundaries

-  City Limits
-  ETJ
-  County Boundaries



Downtown Regional Center and Neighborhood Planning Areas



The Growth Concept Map applies the Imagine Austin vision statement to the city's physical development. Generated through a public scenario-building process, it defines how we plan to accommodate new residents, jobs, mixed use areas, open space, and transportation infrastructure over the next 30 years.

Map Disclaimers: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Adopted June 15, 2012

From: [Vires, Rob](#)
To: [Moore, Andrew](#)
Cc: [Urgena, Cora](#); [White, Joe](#)
Subject: Zoning Change - 6700 & 6800 E Ben White and 2601 Montopolis
Date: Thursday, November 03, 2016 2:31:56 PM

Mr. Moore,

Our AFD Engineering Services performed an analysis for the area which included:

- a records search of all the AFD Aboveground Hazmat Permitted (HMP) sites within 1000 feet (There are six sites)
 - Included in the 6 sites are Praxair and a Semiconductor Facility, each of which have a significant amount of hazardous materials.
- a site visit of the general area
- a site inspection at Praxair

The recent site inspection at Praxair confirmed that a variety of toxic, corrosive, flammable, pyrophoric and oxidizing gases are currently stored at this facility. Per the 2016 Emergency Response Guidebook, the protective action distance for several of these gases is approximately 1000 feet for either a day or night release. Based on the available information, we recommend a 1000 foot setback between Praxair's property line and any properties zoned for residential use. This distance appears to be consistent with the setbacks currently provided from existing residential occupancies.

Since 6700/6800 E Ben White and 2601 Montopolis are less than 1000 feet from Praxair's property line, a zoning change from LI to CS-MU is not recommended.

Please let me know if we can provide any more assistance on this issue.



Division Chief Rob Vires
Fire Marshal
Austin Fire Department
505 Barton Springs Rd
Austin, TX 78704
512-974-0266

December 11, 2016

Via Email:

Stephen Oliver, Chair & Planning Commissioners

Re: Montopolis Neighborhood Contact Team Support for Neighborhood Plan Amendment and Rezoning of 2507, 2509, and 2511 Montopolis (“2509 Montopolis- C14-2016-0113”) from “Commercial” to “Mix-use” and the addition “MU” as a combining district.

Dear Stephen Oliver, Chair & Planning Commissioners:

The Montopolis Neighborhood Plan Contact Team held two meetings regarding 2509 Montopolis. On December 6, 2016, the Contact team voted unanimously to support the rezoning of 2509 Montopolis to add the “Mixed Use” combining district and, further, to support the change in the FLUM which would modify these four lots from “Commercial (CS)” to “Mixed Use (CS-MU).”

The applicant will be redirecting storm water from more than eight acres of adjacent property into the city’s storm water system and preserving the heritage trees on site.

In addition, the contact team has requested that the Parks Department require that the applicant pay a fee in lieu -- instead of dedicating parkland – be used for the underserved existing park space parks in our Montopolis community.

If you have any questions, please feel free to contact me.

Respectfully Submitted,

Susana Almanza
President, Montopolis Neighborhood Plan Contact Team

December 11, 2016

Via email: Sara.Hensley@Austintexas.gov

Ms. Sara Hensley, Director
Parks & Recreation Department

RE: 2507, 2509 and 2511 Montopolis (“2509 Montopolis- C14-2016-0113”);
Requests to Require Owner to Pay Fee in-Lieu of Parkland Dedication

Dear Director Hensley:

I am the President of the Montopolis Neighborhood Plan Contact Team and at our December 6, 2016 meeting, the applicant of 2509 Montopolis rezoning sought our feedback concerning the City staff’s initial feedback concerning parkland dedication. Specifically, the applicant indicated that staff would be inclined to have the owner dedicate approximately one (1) acre of parkland at 2509 Montopolis, despite the fact that a meaningful setback is required due to Praxair and the existence of numerous heritage trees on the property – both of which create significant site constraints, including a larger detention facility to preserve heritage trees. In addition to preserving heritage trees, the applicant is also redirecting storm water from over 8 acres of adjacent property into the City’s storm water system.

As you well know, we have meaningful maintenance needs in our area parks. Our contact team voted unanimously to request that the City require fee in-lieu to be paid instead of dedicating one acre of parkland. I have personally made a request to the Parks Department for money to help maintain and improve parks in Montopolis. We know that the money from a payment of fee in-lieu would meaningfully help improve several parks in the Montopolis area.

Please accept this letter as the contact team’s request that you, as the Director, issue an early determination letter which allows the applicant for 2509 Montopolis to pay a fee in-lieu and that the Park’s Department will work with the contact team and neighborhood stakeholders to identify specific priority projects in our community for which this money could be used.

Respectfully submitted,

Susana Almanza, President, Montopolis Neighborhood Plan Contact Team

XC: Stephen Oliver, Chair & Planning Commissioners